North Hollywood Value-Add Fourplex

5841-5843½ Tujunga Ave. | North Hollywood, CA 91601

$1,050,000

ASKING PRICE

Current Income • Rental Upside • Detached Garage ADU Opportunity*

Exclusively Offered By: Brent Hawker | California Managing Broker | GenStone Realty

CONFIDENTIAL OFFERING MEMORANDUM

Executive Summary

Four-unit North Hollywood investment opportunity with strong in-place income, significant rental upside, and future ADU potential.

WHY THIS INVESTMENT?

A rare North Hollywood value-add fourplex offering immediate cash flow with significant rental upside and future ADU potential:

✓ Current annual income: **$89,943**
✓ Estimated market income: **$120,000**
✓ Approximate annual upside: **$30,057**
✓ Detached four-garage value-add opportunity

ASKING PRICE	UNITS	ANNUAL INCOME	MARKET INCOME	UPSIDE / YR	GARAGES
$1,050,000	4	$89,943	$120,000	$30,057	4

Key property details

UNIT MIX	Four 1BR/1BA units	BUILDING SF	Approx. 2,890 SF	LOT SIZE	7,554 SF
YEAR BUILT	1941	UNIT SIZE	Approx. 725.5 SF each Approx 1,000 SF Detached Garage Structure	PARKING	4 detached garage spaces 4 Additional Off Street Parking Spaces

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Investment Dashboard

Core investment metrics at a glance

PRICE
$1,050,000

CURRENT GSI
$89,943

MARKET GSI
$120,000

RENT UPSIDE
$30,057

UNITS
4

LOT
7,554 SF

BUILDING SIZE
2,890 SF

YEAR BUILT
1941

Ideal for 1031 exchange buyers, long-term investors, and value-add multifamily investors.

Investment Performance & Cap Rate

Current Operations • Stabilized Market Projection • Value-Add Upside

ILLUSTRATIVE FUTURE SCENARIO

≈8%
Projected Stabilized Market
Cap Rate*

ASKING PRICE **$1,050,000**	CURRENT GSI **$89,943**
MARKET GSI **$120,000**	RENTAL UPSIDE / YR **$30,057**

Cap Rate Thesis

• Projected stabilized market cap rate approaching 8% based on market rent assumptions.

• Current income provides in-place cash flow while future rent optimization creates measurable upside.

Value-Add Opportunity

• Four detached garages offer potential future ADU conversion (buyer to verify zoning, permits and City approvals).
• Opportunity to capture meaningful NOI growth through future rent optimization as units naturally turn over.
• Potential to increase both annual cash flow and long-term property value.

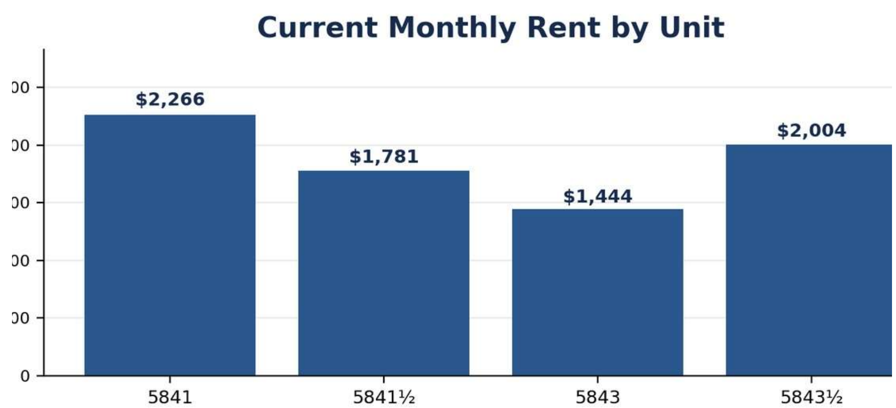
***Projected cap rate is illustrative and assumes rents of approximately $2,500/month per unit and stabilized operations. Buyer to independently verify achievable rents, operating expenses, zoning, permits and City approvals**.

Current Monthly Rent – Rent Roll

All tenants are current; leases are month-to-month based on information provided.

Opportunity Highlight: Unit 5843 offers **+$1,056/month in estimated rental upside**.

Unit	Current Rent	Market Rent	Upside / Mo.
5841	$2,266.00	$2,500.00	$234.00
5841½	$1,780.90	$2,500.00	$719.10
5843	$1,444.00	$2,500.00	$1,056.00
5843½	$2,004.38	$2,500.00	$495.62
Total	$7,495.28	$10,000.00	$2,504.72



CURRENT MONTHLY RENT
$7,495.28

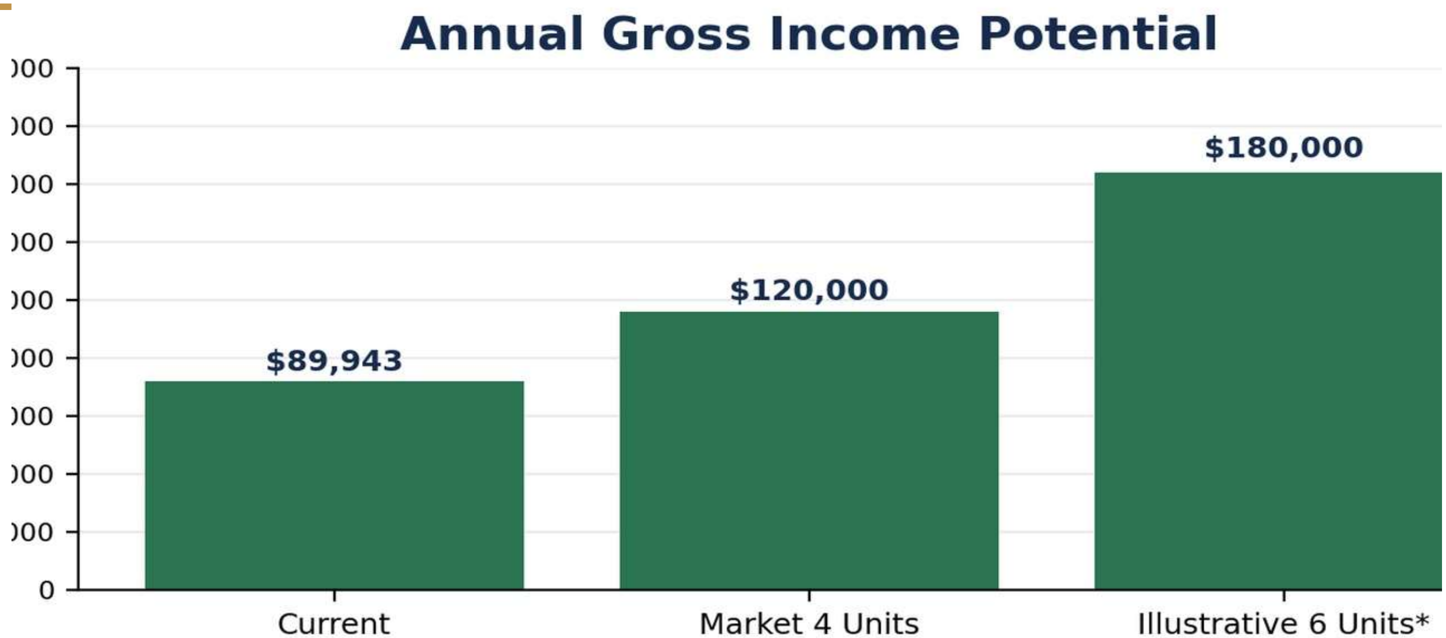
CURRENT ANNUAL GSI
$89,943

ANNUAL UPSIDE
$30,057

Market rent estimate assumes $2,500 per unit; buyer to independently verify market rents and future rent increase limitations.

Income Growth Opportunity

Below-market rents provide a clear path to increased income and long-term value creation.



Current annual gross scheduled income is approximately $89,943. Bringing the existing four units to estimated market rents of approximately $2,500 per month increases annual gross scheduled income to approximately $120,000—an increase of about $30,057 (33%). If the detached garage structure can be converted into two ADUs (subject to buyer verification, zoning, permits, and City approval), illustrative annual gross scheduled income could increase to approximately $180,000.

*Illustrative 6-unit income assumes two additional units at $2,500/month each. This is conceptual only and is not a representation of feasibility or approval.

Renovated Unit Showcase

Renovated interiors demonstrate the standard of improvements that can support higher market rents.

Renovated Kitchen

Unit 5841 - Shaker-style cabinetry, granite countertops, subway tile backsplash, and stainless-steel appliances.

Renovated Living Area

Unit 5841 - Luxury vinyl plank flooring, recessed lighting, fresh finishes, and abundant natural light.

Updated Bathroom

Unit 5841 - Contemporary tile surround, updated vanity, modern fixtures, and refreshed finishes.

This renovated unit demonstrates the level of finish that may support future leasing at higher market rents while providing a model for future improvements, as legally permitted and economically justified.

Existing Condition & Renovation Opportunity

The property combines current income with a visible path for improvement.

Existing Living Area

Functional interior offering a clear opportunity for future modernization.

Existing Kitchen

Serviceable finishes provide a straightforward renovation path with future rental upside.

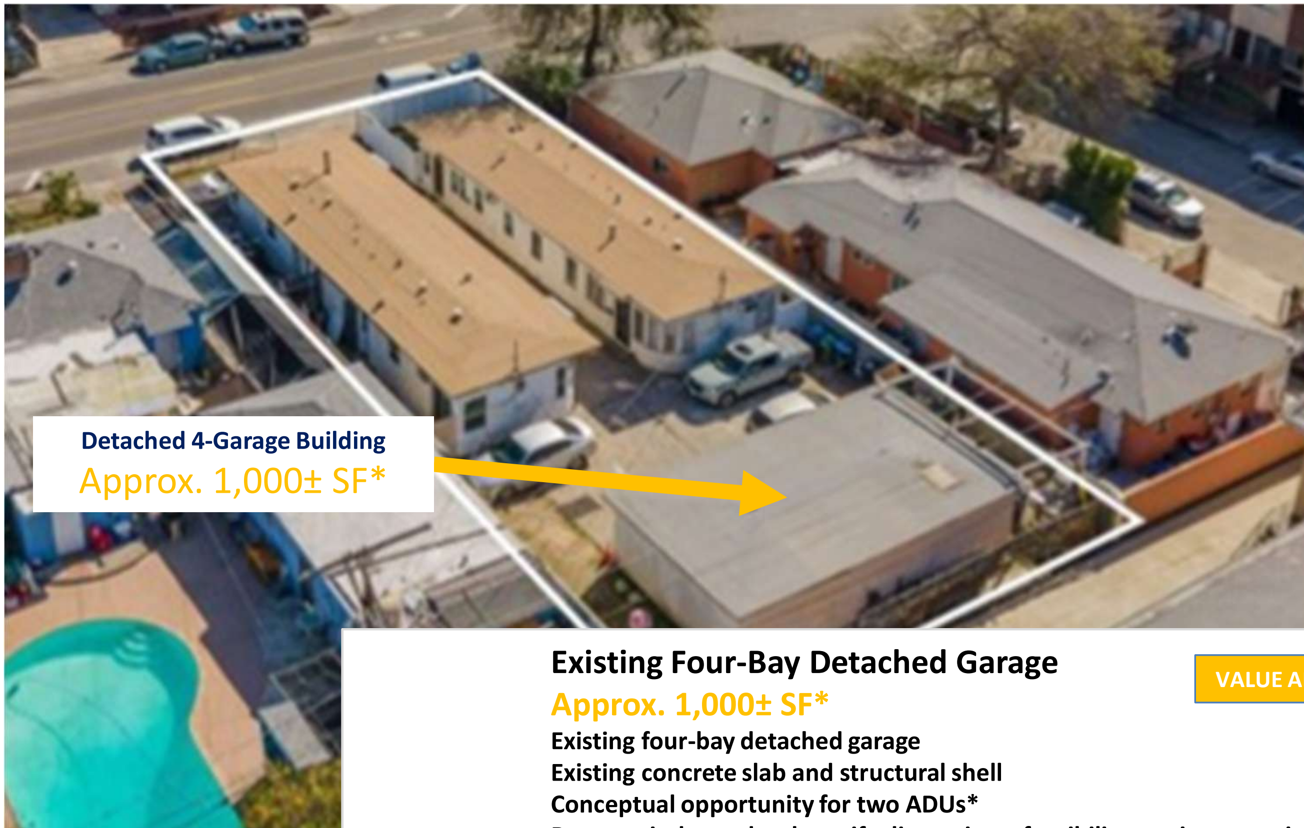
Renovated Unit 5841

Demonstrates the level of finish that supports the property's projected market rent assumptions.

Value-Add Strategy: Modernize existing units over time to enhance rental income, cash flow, and long-term asset value.

Detached Garage / ADU Opportunity

Detached garage structure presents a potential long-term value-add opportunity through future ADU conversion, subject to buyer verification.



Existing structure may represent meaningful savings compared with constructing a new detached building from the ground up. Buyer to independently verify.

Existing Four-Bay Detached Garage

VALUE ADD

Approx. 1,000± SF*

Existing four-bay detached garage
Existing concrete slab and structural shell
Conceptual opportunity for two ADUs*
Buyer to independently verify dimensions, feasibility, zoning, permits, utility capacity, costs, and City approval.

HIGH DEMAND LOCATION

Why North Hollywood Continues to Attract Quality Tenants

Minutes from Southern California's premier entertainment employers, supporting long-term rental demand and tenant quality.

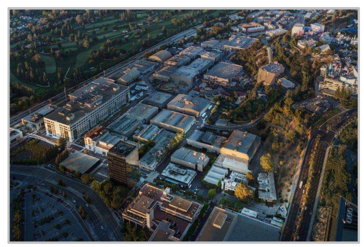
Entertainment • Employment • Lifestyle • Rental Demand

Walt Disney Studios
Approx. 13 Minutes

Universal Studios Hollywood
Approx. 10 Minutes

Walt Disney Studios (Buena Vista)
Appox. 12 Minutes

Warner Bros. Studios
Approx. 12 Minutes



NBCUniversal
Approx. 10 Minutes

Disney Television (ABC)
Approx. 12 Minutes

North Hollywood continues to benefit from one of Southern California's strongest concentrations of entertainment, media, and creative employment supporting long-term rental demand and tenant quality.

Property Features & Improvements

The asset includes several investor-relevant upgrades and tenant-friendly floor plans.

Identical Floor Plans
✓ 4 identical one-bedroom floor plans
✓ Approx. 725 SF each
✓ Spacious living & dining, Laundry Room areas

Tenant-Friendly Layout
✓ Larger-than-average one-bedroom units
✓ Efficient layouts
✓ Strong rental appeal

Updated Interior Elements
✓ Updated kitchens
✓ Updated bathrooms
✓ Recessed lighting
✓ Updated electrical (per seller)
✓ Dual-pane windows (where applicable)

Garages & Parking
✓ Four detached garages
✓ Storage and future value-add potential
✓ Supports long-term value-add strategy

Exterior Enhancement Opportunity

Illustrative exterior improvements may enhance curb appeal, tenant appeal, and long-term property value.

Current Exterior

Current condition includes updated windows and entries, providing a solid foundation for future exterior improvements.

Illustrative Renovation Concept

Illustrative only. Not the current condition or a proposed construction plan. Buyer to independently evaluate any improvements.

Ideal Investment Profile

A property positioned for investors seeking upside in the Los Angeles rental market.

Value-Add Multifamily Investor	Below-market rents with demonstrated renovation potential and significant income growth opportunity.
1031 Exchange Investor	Stable Los Angeles income property offering current cash flow and long-term appreciation potential..
Long-Term Income Investor	Supply-constrained infill location supported by durable rental demand and long-term appreciation.
Active Asset Manager	Opportunity to actively increase value through renovations, rent optimization, and potential ADU development.

Investment Summary: Stable in-place income, measurable rental upside, a renovated proof-of-concept unit, and a substantial detached garage structure offering additional long-term value-add potential, subject to buyer verification.

Broker Profile

Experienced California broker representation for income property and distressed asset assignments.

Brent Andrew Hawker

California Managing Broker | GenStone Realty, a Division of Fay Mortgage Services

Brent Hawker is a second-generation California Real Estate Broker with decades of experience representing buyers, sellers, lenders and institutional clients throughout California.

As California Managing Broker for GenStone Realty, a division of Fay Mortgage Services, Brent specializes in REO disposition, income property sales, short sales, investment acquisitions and complex residential transactions. His experience includes broker price opinions, distressed assets, foreclosure alternatives, investor marketing and property valuation across multiple California markets.

Whether representing an institutional asset or a private investment opportunity, Brent's objective is the same: provide accurate market analysis, transparent communication and professional representation that helps clients make informed investment decisions.

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North Hollywood Value-Add Fourplex Investment Opportunity

Request additional information, schedule a property tour, or submit an offer through the listing broker.

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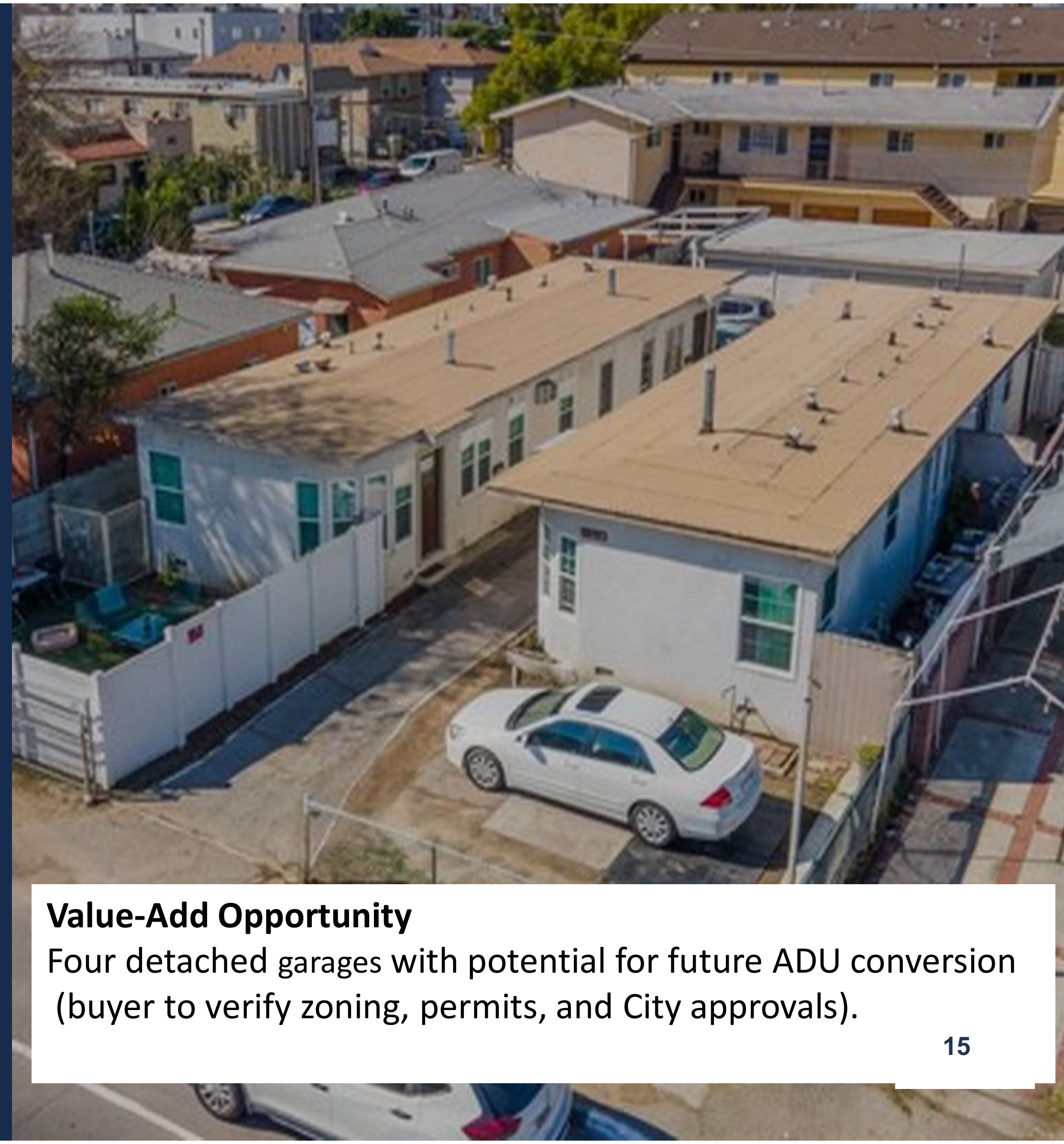

Value-Add Opportunity
Four detached garages with potential for future ADU conversion (buyer to verify zoning, permits, and City approvals).